Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/577 Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,200,000

Median sale price

Median price $840,000 Property Type Unit Suburb Surrey Hills

Period - From 27/02/2022 to 26/02/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	102/188 Canterbury Rd CANTERBURY 3126	$1,250,000	07/11/2022
2	2/8 Langford St SURREY HILLS 3127	$1,200,000	14/12/2022
3	3/20 Orchard Cr MONT ALBERT NORTH 3129	$1,200,000	13/10/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/02/2023 11:59

1/577 Whitehorse Road, Surrey Hills Vic 3127



4 2 1

Rooms: 7
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,200,000
Median Unit Price
27/02/2022 - 26/02/2023: $840,000

Comparable Properties



102/188 Canterbury Rd CANTERBURY 3126 (REI/VG)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 07/11/2022
Property Type: Apartment

Agent Comments



2/8 Langford St SURREY HILLS 3127 (REI/VG)

3 - -

Price: $1,200,000
Method: Private Sale
Date: 14/12/2022
Property Type: Unit

Agent Comments



3/20 Orchard Cr MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 13/10/2022
Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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